



10

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*  
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**THROUGH:** EVA CUTRO, AICP, PLANNING MANAGER *EC*  
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

**MEETING DATE:** SEPTEMBER 2, 2020

**SUBJECT:** DR20-84, AIR GUITAR

**STRATEGIC INITIATIVE:** Exceptional Built Environment

This project will allow for the development of a new market concept for a high-end neighborhood market.

### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR20-84, Air Guitar: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.37 acres, generally located at the northwest corner of Higley and Ray Roads, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

#### APPLICANT

Company: Debartolo Architects  
Name: Jeff Kershaw  
Address: 1334 E. Van Buren St  
Phoenix, AZ 85006  
Phone: 602-264-6617  
Email: jeff@debartoloarchitects.com

#### OWNER

Company: AGRE LLC  
Name: Craig DeMarco  
Address: 5120 E. Arcadia Ln  
Phoenix, AZ 85018  
Phone: 602-881-2256  
Email: craig@demarcounlimited.com

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>September 19, 2000</i>	Town Council approved Ordinance No. 1304 (A00-01) annexing 161.65 acres into the Town of Gilbert
<i>September 19, 2000</i>	Town Council approved Ordinance No. 1305 (Z00-01) rezoning approximately 175.15 acres for the Agritopia Planned Area Development
<i>December 9, 2004</i>	The Design Review Board approved DR04-114 approving the Agritopia Commercial Design Guidelines
<i>June 12, 2008</i>	The Design Review Board approved DR07-139 the final site plan for MidFirst Bank
<i>August 5, 2020</i>	The Design Review Board reviewed DR20-84 as a study session item.

### **Overview**

The subject site is approximately 1.37 acres, presently vacant, and located within the Agritopia Planned Area Development. The site is located at the northwest hard corner of Higley and Ray. The applicant is proposing a new 5,300 sf high-end neighborhood market.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	General Commercial	General Commercial (GC)/PAD	Agritopia Epicenter
South	Shopping Center	Shopping Center (SC)/PAD	Ray Rd., then gas station
East	Shopping Center	Shopping Center (SC)/PAD	Higley Rd., then Higley Park commercial center
West	General Commercial	General Commercial (GC)/PAD	Agritopia Epicenter
Site	Shopping Center	Shopping Center (SC)/PAD	vacant

### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per Ord 1305 and LDC</b>	<b>Proposed</b>
Maximum Building Height (ft.)/(Stories)	30'/2	16'-5"
Minimum Building Setback (ft.)		
Adjacent to Arterial	20'	20'
Adjacent to Arterial Intersection	35'	35'
Adjacent to Commercial	0'	0'
Minimum Required Perimeter Landscape Area (ft.)		
Adjacent to Arterial	20'	20'

Adjacent to Arterial Intersection	25' x 250'	25' x 250'
Adjacent to Commercial	0'	0'
Landscaping (% of net lot area)	15%	49%
Off-Street Parking and Loading	1:250sf (5300/250=21)	32

## **DISCUSSION**

### **Site**

The site includes one building and is 5,300 sf located at the hard corner of Higley and Ray Roads. Primary vehicular access is provided via shared driveways with the Agritopia Epicenter project that is currently under construction on both Higley and Ray Roads. Both drives provide right-in, right-out access only.

The proposed site is designed with outdoor alcove seating between the building and the parking lot as well as patio seating at the southeast corner of the building. Connectivity to the Epicenter site is delineated by the use of exposed aggregate concrete paving through the parking lot and connecting to sidewalks on both the Air Guitar site and Epicenter.

### **Landscape**

The site is required to have 15 percent of the net site area landscaped; the site is well landscaped with a total of 49% of landscape coverage. The applicant is proposing that the street frontage landscaping be comprised solely of Red Push Pistache trees and Deer Grass accents. Within planters around the building Aloe Vera is provided with Tipu trees adding some diversity along the north and west sides of the building.

### **Grading and Drainage**

Retention is proposed through the use of an above ground retention basin within the street frontage landscape area. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

### **Elevations, Floor Plan, Colors and Materials**

The proposed building draws inspiration from the Agritopia PAD which references midcentury architecture while still offering a contemporary aesthetic. Extensive roof overhangs provided on all sides of the building provide abundant shade over large expanses of glass.

Primary building materials include alternating colors of standing seam metal on the east and west elevations with glazing accents. The north and south elevations are predominantly glass. Wood slats are utilized at the patio area and provide a more natural material.

### **Lighting**

There are four lighting types proposed, parking lot, wall mounted, surface mounted and tape lighting. The parking lot lights are proposed at a height of 25'. All site lighting complies with Town codes.

## **Signage**

Signage is not included in this submittal. Administrative Design Review approval is required for monument signage prior to permitting.

## **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

## **DESIGN REVIEW BOARD STUDY SESSION COMMENTS**

The project was heard by the Design Review Board as a Study Session item on August 5, 2020. Staff requested feedback from the Board on the following items:

- Landscape Palette: the applicant proposes to develop a mono-culture of landscaping with a singular tree and accent along the street.
  - *The Board provided feedback that the proposed design complemented the area and Agritopia theming. As a result, no changes were made to the landscape palette.*
- Color Palette: staff asked the applicant to consider adjustments to the color palette either by using a lighter field color or increasing the use of the accent color. The color palette as proposed is quite dark compared to Epicenter.
  - *The Board provided feedback that some members thought the color palette proposed worked well with the design of the building, while others indicated that they could better coordinate with Epicenter or utilize more earthtones. Based on the feedback provided, the applicant has not proposed any changes to the color palette.*

## **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR20-84, Air Guitar: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.37 acres, generally located at the northwest corner of Higley and Ray Roads, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the September 2, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.



Respectfully submitted,

A handwritten signature in cursive script that reads "Ashlee MacDonald".

Ashlee MacDonald, AICP  
Principal Planner

**Attachments and Enclosures:**

- 1) Finding of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Elevations
- 8) Colors and Materials
- 9) Floor Plans
- 10) Lighting
- 11) Applicant's Narrative
- 12) Minutes from the 8/5/2020 Study Session

**FINDINGS OF FACT  
DR20-84, Air Guitar**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

DR20-84 Air Guitar  
**Attachment 2 - NOPH/Vicinity Map**

# Notice of Public Hearing

**PLANNING COMMISSION DATE:**

**Wednesday, September 2, 2020\* TIME: 6:00 PM**

**LOCATION:** Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

\*Call Planning Division to verify date and time: (480) 503-6748

\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

## **REQUESTED ACTION:**

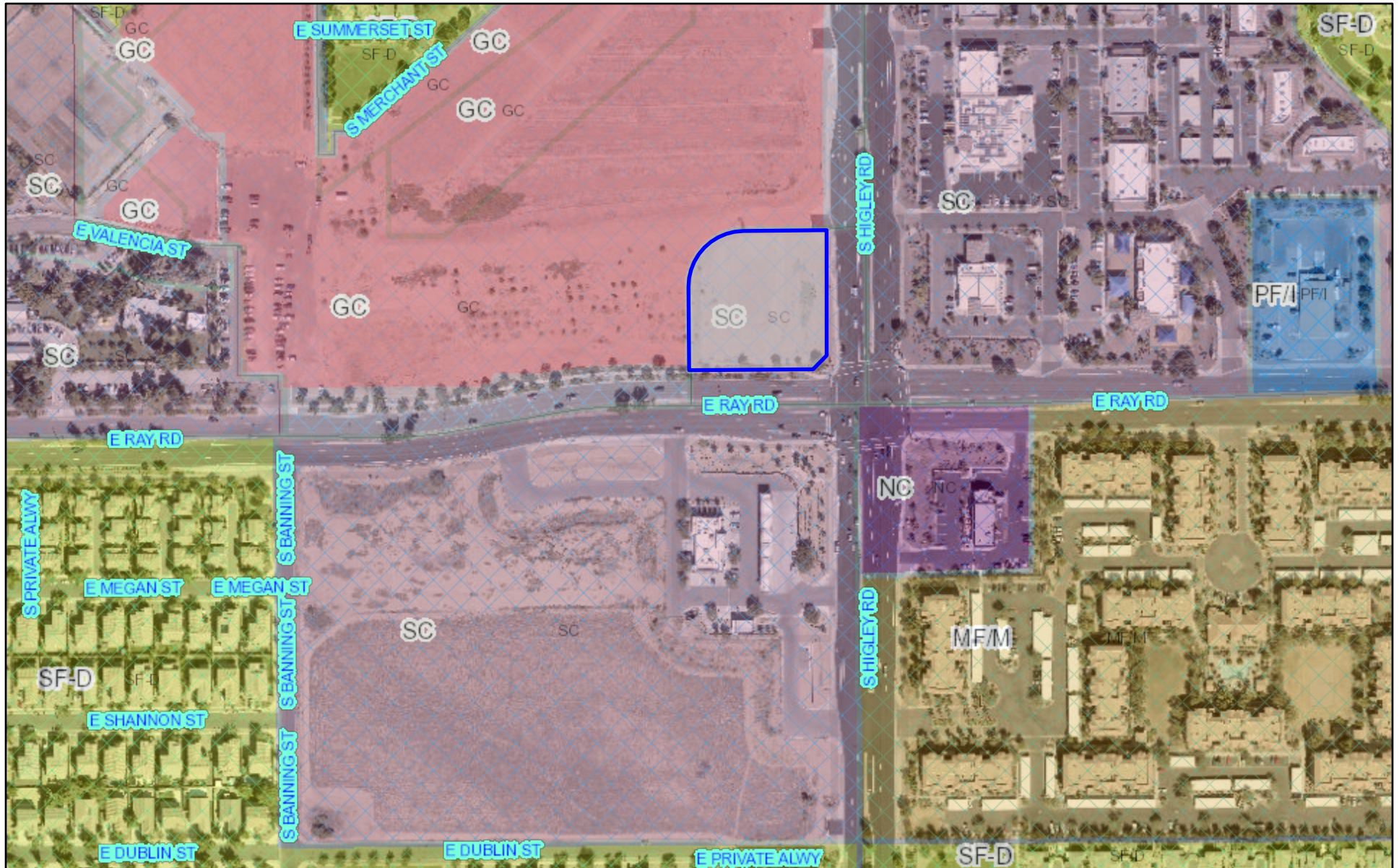
DR20-84 AIR GUITAR: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.37 acres, generally located at the northwest corner of Higley and Ray Roads, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

## **SITE LOCATION:**

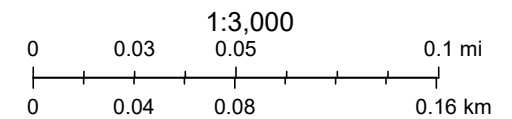


**APPLICANT:** Debartolo Architects  
**CONTACT:** Jeff Kershaw  
**ADDRESS:** 1334 E. Van Buren St.  
Phoenix, AZ 85006

**TELEPHONE:** (602) 264-6617  
**E-MAIL:** [jeff@debartoloarchitects.com](mailto:jeff@debartoloarchitects.com)



July 30, 2020





DR20-84 Air Guitar  
Attachment 4 - Site Plan

PROJECT INFORMATION

PROJECT ADDRESS:  
1566 SOUTH HIGLEY ROAD  
GILBERT, ARIZONA 85296

OWNER:  
AG VENTURES HOLDINGS LLC  
5120 EAST ARCADIA LANE  
PHOENIX, ARIZONA 85018

ARCHITECT:  
DEBARTOLO ARCHITECTS, LTD.  
1336 EAST VAN BUREN STREET  
PHOENIX, ARIZONA 85006

APN: 304-27-016P

PROJECT DATA

NET SITE AREA: 60,000 SF [1.37 ACRES]  
ZONING: SC [AGRITOPA C-2 PAD]  
LOT COVERAGE: 15%  
LANDSCAPE AREA: 32,680 SF  
LANDSCAPE %: 54%

PARKING CALCULATIONS

BUILDING FLOOR AREA TOTAL: 5,300 SF

PARKING REQUIREMENT: 1 SPACE PER 250 SF  
PARKING SPACES REQ: 21  
PARKING SPACES PROV: 32 VEHICLE [INC 2 ADA]  
4 SCOOTER

BICYCLE PARKING  
SPACES REQUIRED: 4  
SPACES PROVIDED: 6

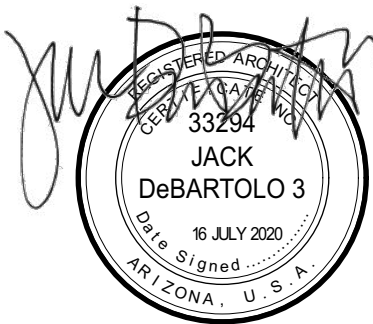
AG

AIR GUITAR  
1566 SOUTH HIGLEY ROAD  
GILBERT, ARIZONA 85234

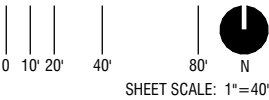
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debartoloarchitects

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jack3@debartoloarchitects.com



EXPIRES 31 MAR 2023

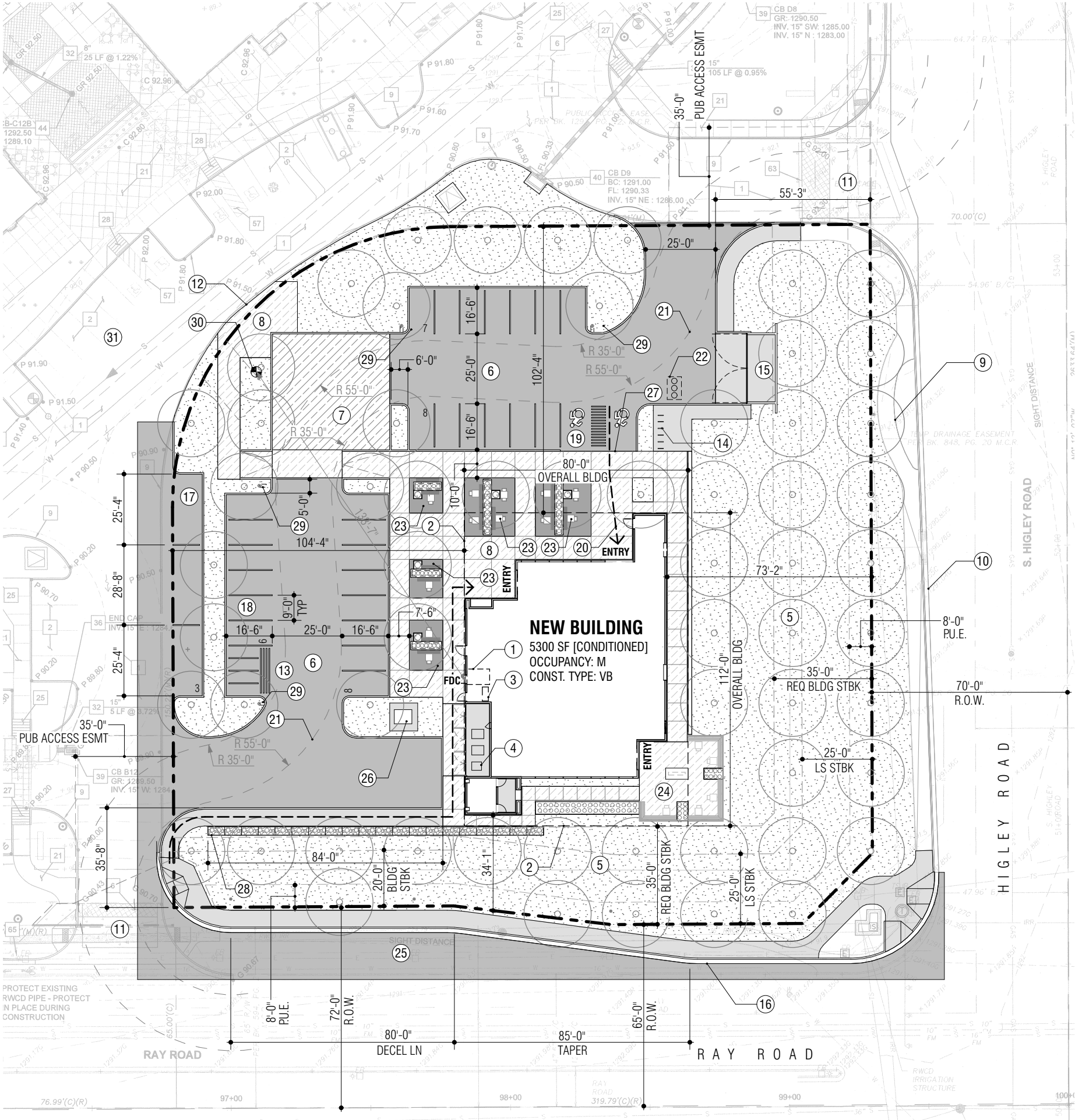


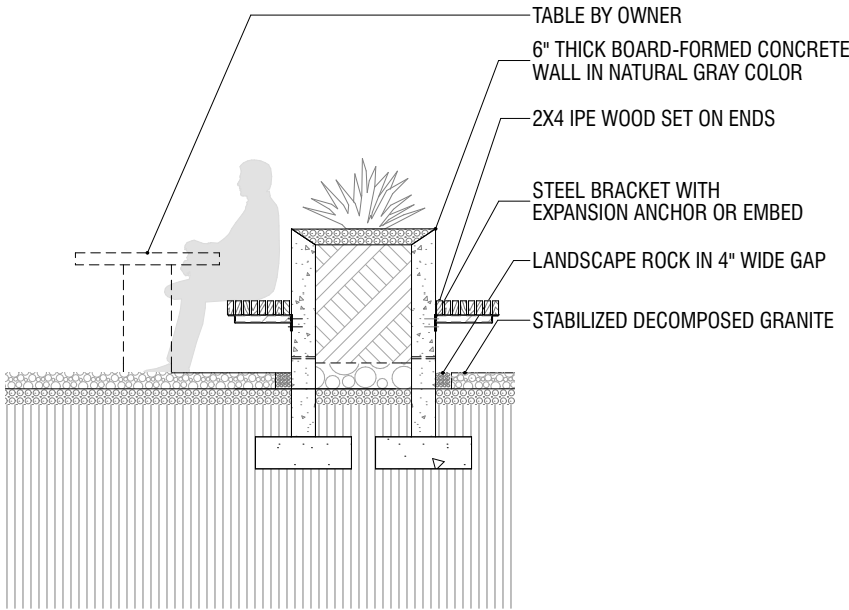
ARCHITECTURAL SITE PLAN

DR1.1

KEYED NOTES (X)

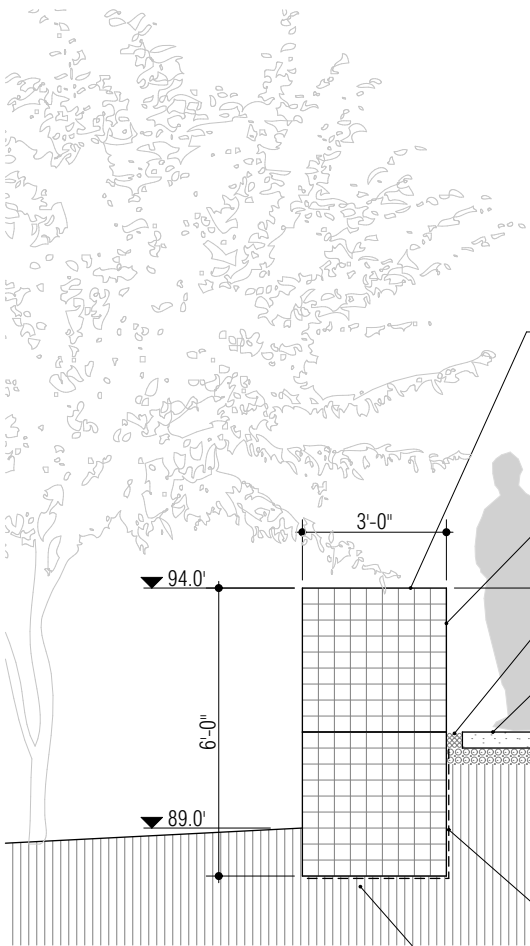
1. DEDICATED FIRE RISER ROOM. SEE FLOOR PLAN
2. LINE OF ROOF OVERHANG
3. NEW SES IN ELECTRICAL ROOM. SEE FLOOR PLAN.
4. MECHANICAL EQUIPMENT IN ENCLOSED YARD.
5. RETENTION ZONE
6. ASPHALT PAVING
7. EXPOSED AGGREGATE CONCRETE PAVING
8. LIGHTLY SANDBLASTED CONCRETE HARDSCAPE
9. EXISTING SIDEWALK
10. EXISTING CURB AND GUTTER
11. SHARED ACCESS POINT [EASEMENT] WITH AGRITOPA EPICENTER
12. PEDESTRIAN CONNECTION TO AGRITOPA EPICENTER
13. SCOOTER PARKING
14. BICYCLE PARKING
15. TRASH ENCLOSURE PER DETAIL GIL-180 WITH 8' HIGH WALLS AND STEEL GATES WITH CORRUGATED METAL CLADDING TO MATCH CORRUGATED METAL ON BUILDING.
16. NEW CURB, GUTTER, AND
17. PARALLEL PARKING SPACE [10'X22']
18. PERPENDICULAR PARKING SPACE [9'X19']
19. VAN-ACCESSIBLE PARKING SPACES [2]
20. ACCESSIBLE ROUTE
21. EMERGENCY VEHICLE ACCESS ROUTE
22. GREASE INTERCEPTOR
23. SEATING ALCOVE CONSISTING OF 36" HIGH BOARD-FORMED CONCRETE WALLS, STABILIZED DECOMPOSED GRANITE PAVEMENT, WOOD BENCH, AND LANDSCAPE IN STEEL PLANTERS. SEE DETAIL 3/DR1.2.
24. PATIO WITH INTEGRATED WOOD BENCH SEATING AND STEEL LANDSCAPE PLANTERS. DECELERATION LANE PER TOG STANDARDS.
25. ELECTRICAL TRANSFORMER ON CONCRETE HOUSEKEEPING PAD. PAINT TO MATCH BUILDING.
26. FLUSH TRANSITION BETWEEN ASPHALT AND HARDSCAPE SIDEWALK [PART OF ACCESSIBLE ROUTE]
27. 6' HIGH GABION SCREEN WALL. TOP OF GABION WALL IS LEVEL AT 3'-0" ABOVE HIGHEST POINT OF PARKING LOT SURFACING. SEE DETAIL 2/DR1.2.
28. EXTERIOR LIGHT POLE. SEE ELECTRICAL CUTSHEETS.
29. FIRE HYDRANT
30. AGRITOPA EPICENTER DEVELOPMENT SHOWN FOR REFERENCE ONLY.





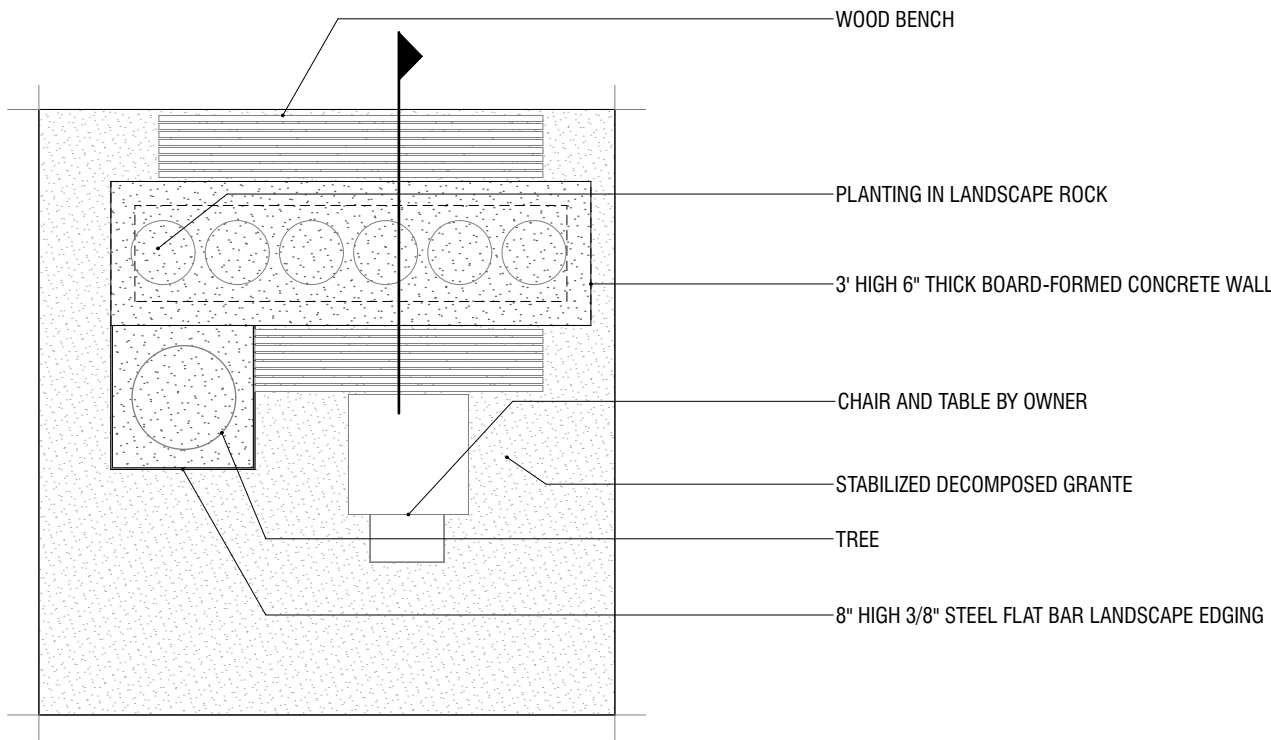
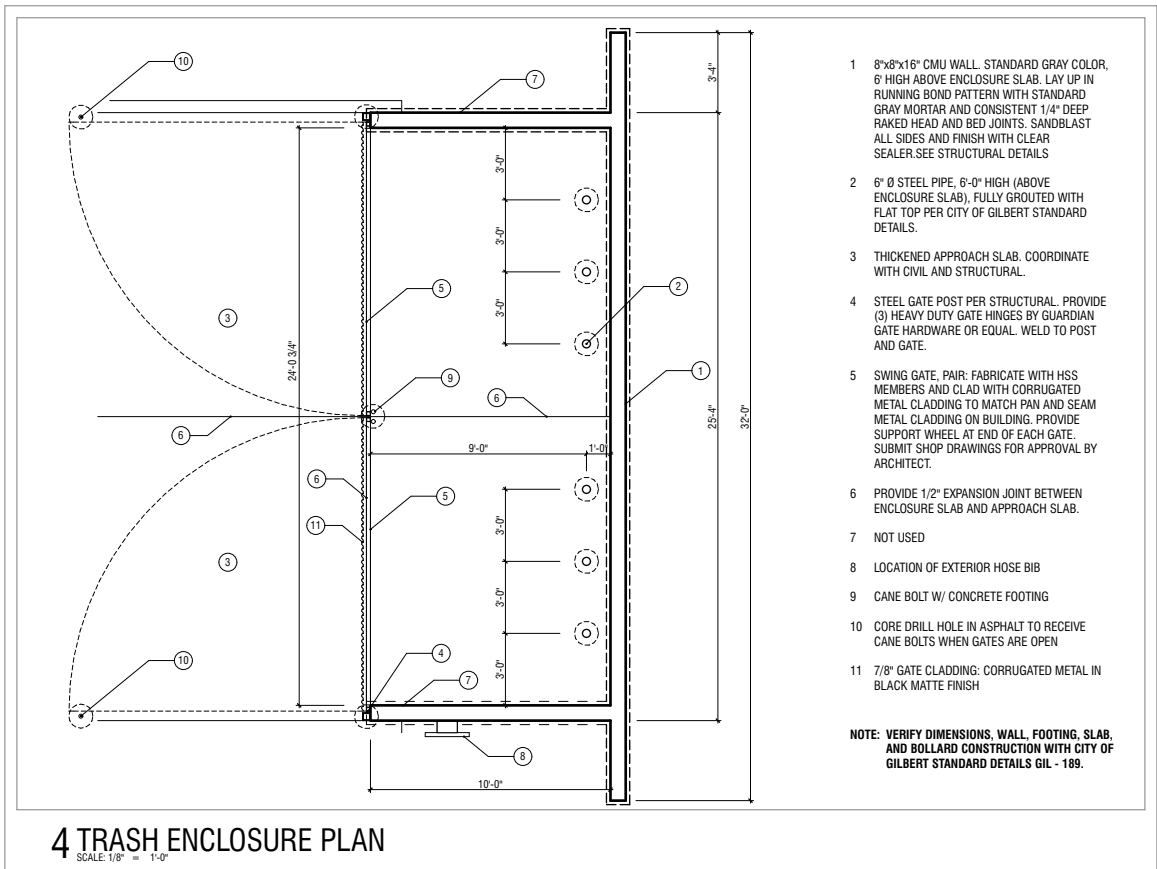
## 1 PLANTER SEATS AT NORTH PATIO

1/4" = 1'-0"



## 2 GABION SCREEN WALL

1/4" = 1'-0"



## 3 LANDSCAPE SEATING POD DETAIL

1/4" = 1'-0"

AG

AIR GUITAR  
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SITE DETAILS

DR1.2

project consultants

architecture:	landscape architecture:
DEBARTOLO ARCHITECTS 1334 EAST VAN BUREN PHOENIX, AZ 85006 PROJECT CONTACT: JACK PHONE: 602.264.6617 EMAIL:jack3@debartoloarchitecths	DESIGN ETHIC, LLC 7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251 PROJECT CONTACT: BRANDON PAUL PHONE: 480.225.7077 EMAIL:bpaul@designethic.net
civil engineering:	
TERRACAPE CONSULTING 1102 EAST MISSOURI AVENUE SCOTTSDALE , ARIZONA 85014 CONTACT: DAVE SOLTYSIK PHONE: 480.250.3460 EMAIL:dsoltysik@terrascapiconsulting.com	

project data

NET SITE AREA:	60,000 SF (1.37 AC)
EXISTING ZONING:	SC (AGRITOPIA C-2 PAD)
BUILDING AREA:	5,786 SF
ON SITE LANDSCAPE AREA:	25,088 S.F.
OFF SITE LANDSCAPE AREA:	3,869 S.F.
% OF TURF:	0%
% OF TOTAL LANDSCAPE COVERAGE:	49.8%

town of gilbert notes

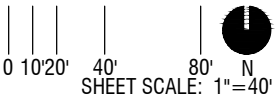
1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUND COVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

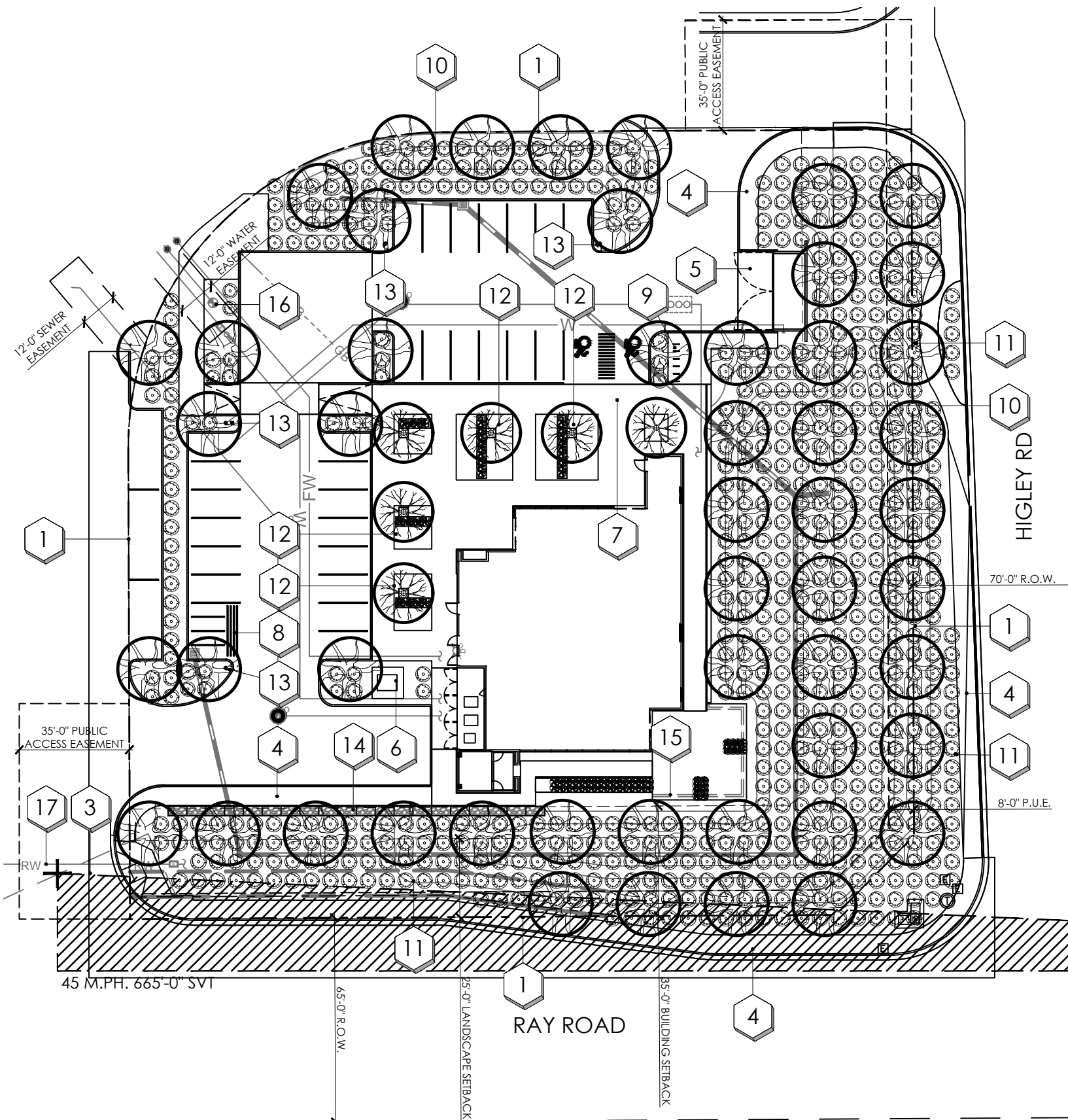
town of gilbert maintenance notes

1. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.



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




reclaimed irrigation note

THIS DEVELOPMENT WILL UTILIZE THE AGRITOPA RECLAIMED WATER SYSTEM, NOT TOWN OF GILBERT POTABLE WATER.

plant legend

trees	botanical name common name	emitters	size	qty
	PISTACIA X. RED PUSH	(6 @	24"	52
	RED PUSH PISTACHE	2.0 GPH)	BOX	
	TIPUANA TIPU	(6 @	24"	6
	TIPU TREE	2.0 GPH)	BOX	
accents				
	ALOE BARBADENSIS	(1 @	5 GAL.	81
	ALOE VERA	0.5 GPH)		
	MUHLENBERGIA RIGENS	(1 @	5 GAL.	719
	DEER GRASS	1.0 GPH)		
inerts				
	DECOMPOSED GRANITE		1"-MINUS	28,957
	TABLE MESA BROWN			S.F.



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 6'-0" SIDEWALK.
- 5 TRASH ENCLOSURE MIN. 6'-0" HIGH SCREEN WALLS WITH GATES - PER TOG DETAIL NO. GIL-180 SINGLE REFUSE AREA
- 6 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 7 ACCESSIBLE RAMP. SEE SITE PLAN.
- 8 SCOOTER PARKING
- 9 BICYCLE PARKING
- 10 STORMWATER RETENTION.
- 11 TOWN OF GILBERT LAMP POST LOCATION
- 12 RAISED WALL SEATING AREA. SEE SITE PLAN.
- 13 SITE LIGHTING. SEE ARCH. PLANS.
- 14 GABION SCREEN WALL. SEE CIVIL PLANS.
- 15 RETAINING WALL BELOW. SEE CIVIL PLANS.
- 16 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 17 2" PRIVATE AGRITOPA IRRIGATION SUPPLY LINE

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AIR GUITAR

1566 SOUTH HIGLEY ROAD

GILBERT, ARIZONA 85234

06 MAY 2020

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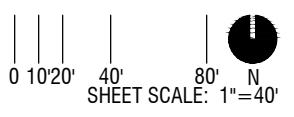
debartoloarchitects

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phoenix, arizona 85006

tel 602.264.6617

jack3@debartoloarchitects.com





## PROJECT DATA

## CIVIL ENGINEER

## LEGEND

VICINITY MAP

HIGLEY ROAD

RAY ROAD

N

# AG

Registered Professional Engineer (CIVIL)

CERTIFICATE NO.

44156

DAVID M. SOLTYSIK

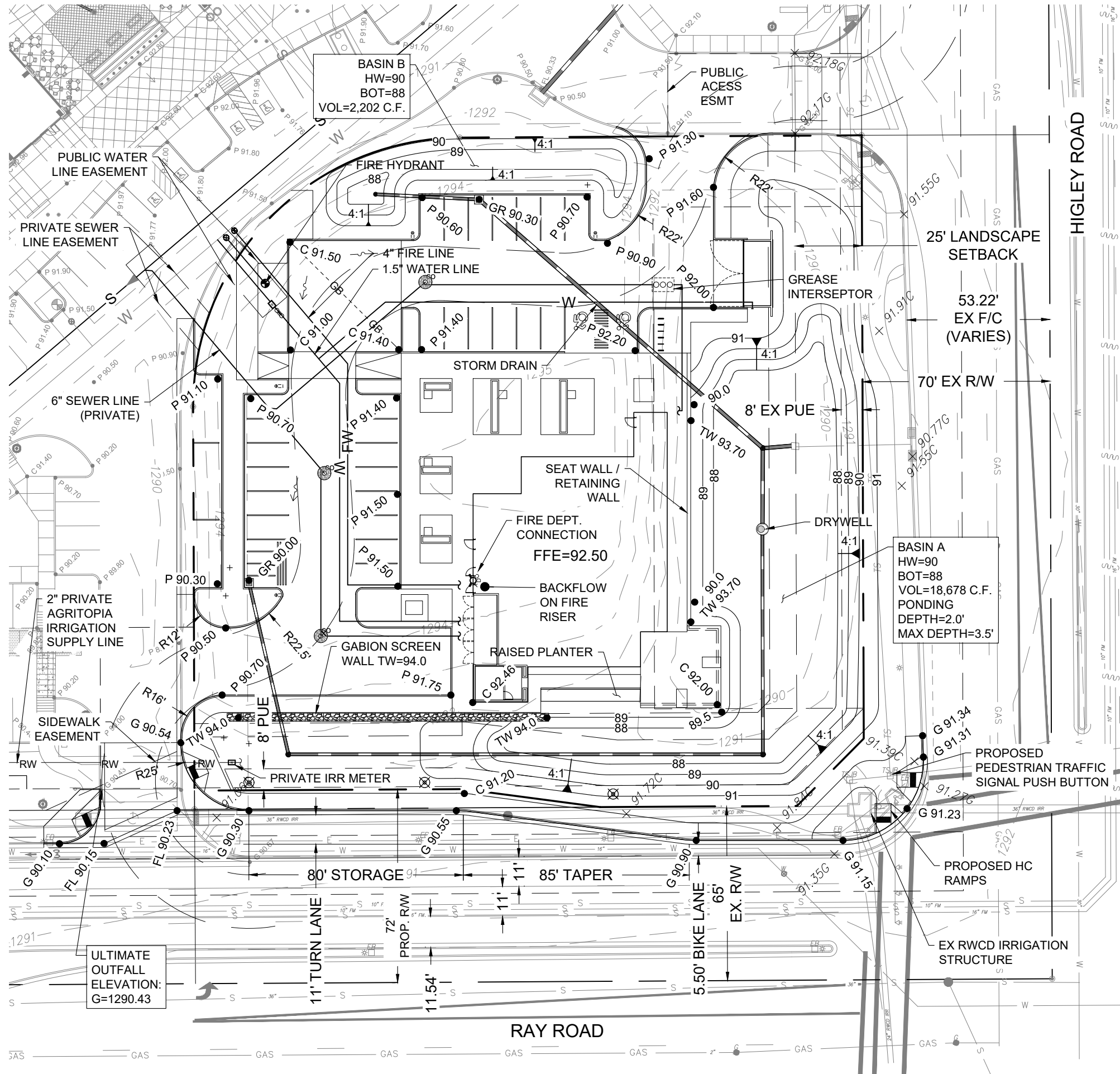
Date Signed 07/16/20

ARIZONA U.S.A.

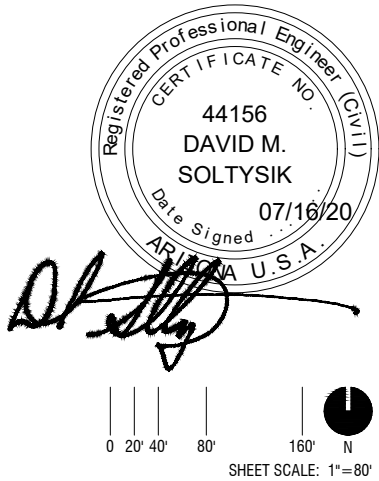
0 10' 20' 40' 80'

SHEET SCALE: 1" = 40'

# GD1.1



<b>REQUIRED RETENTION VOLUME &amp; DRAIN TIME</b>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><math>V_R</math> = VOLUME REQUIRED</p> <p><math>V_R = D * A * C</math></p> <p>D = RAINFALL DEPTH, 50-YR, 24-HR</p> <p>D = 0.25 or 3"</p> <p>A = RETAINED DRAINAGE AREA (SF)</p> <p>C = WEIGHTED RUNOFF COEFFICIENT</p> <p>DW = 1 NO. OF DRYWELLS</p> </div> <div style="width: 45%; text-align: right;"> <p>SITE AREA = 1.38</p> <p>ADJACENT R/W = 0.9</p> <p>TOTAL AREA A = 2.28</p> <p>C = 0.838</p> </div> </div>		
$V_R$ = VOLUME REQUIRED (CF)	<b><math>V_R = 20,807</math></b>	
$V_P$ = VOLUME PROVIDED (CF)	<b><math>V_P = 20,879</math></b>	
$T_d$ = DRAIN TIME (HRS)	<b>* <math>T_d = 28.9</math></b>	
<p>* A PERC RATE OF 0.2 CFS / DRYWELL IS ASSUMED FOR DESIGN, ASBUILT PERC RATES WILL BE OBTAINED FOR CONSTRUCTED DRYWELLS TO VERIFY DRAIN TIMES</p>		
<b>ADDITIONAL RETENTION INFORMATION</b>		
MAX RETENTION AREA ALLOWED WITHIN SETBACK AREA (11,634 SF)	ALLOWED 50% / 5,817 SF	PROVIDED 49% / 5,748 SF
MAX RETENTION DEPTH WITHIN R/W SETBACK AREA	2.0 FT	2.0 FT

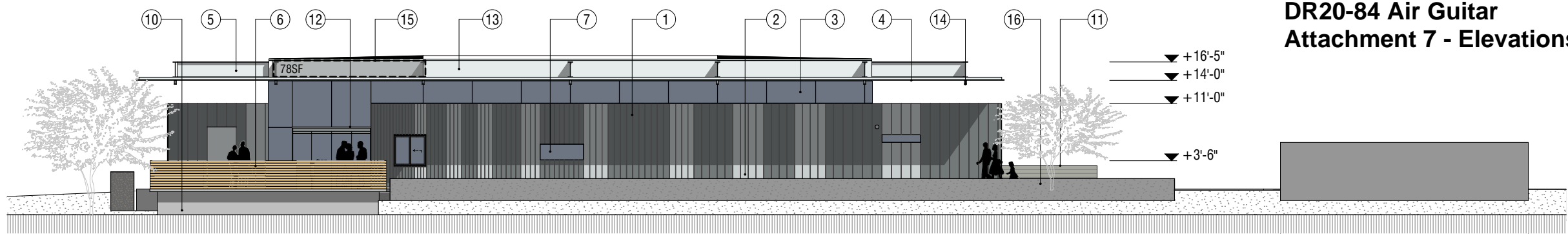


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tel 602.264.6617  
jack3@debartoloarchitects.com

## DRAINAGE AREA AND RETENTION

# GD1.2



## 1 EAST ELEVATION

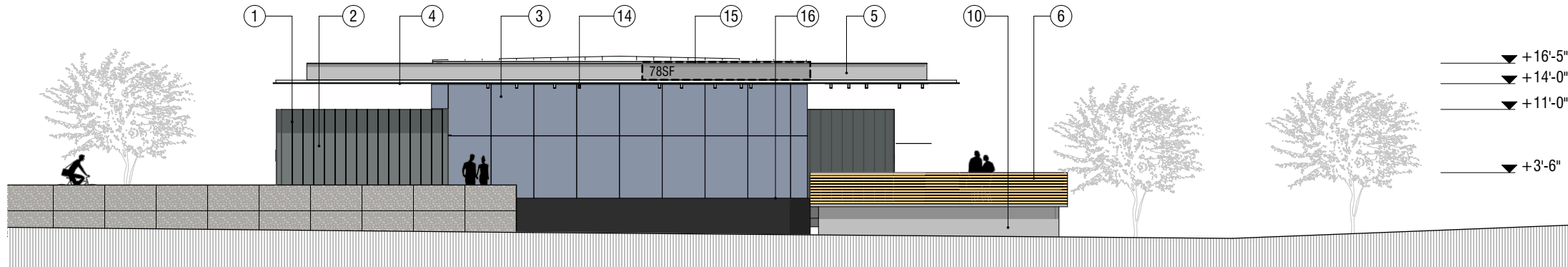
1/16" = 1'-0"

### DR20-84 Air Guitar Attachment 7 - Elevations

#### COLOR AND MATERIALS TABLE

ID	MATERIAL	MANF	COLOR/PRODUCT
1	STANDING SEAM - FIELD	VMZINC	ANTHRA-ZINC
2	STANDING SEAM - ACCENT	VMZINC	QUARTZ-ZINC
3A	ALUMINUM STOREFRONT	ARCADIA	CLEAR ANODIZED
3B	GLAZING	PPG	SOLARBAN 70XL
4	PERF CORRUGATED MTL	WESTERN STATES	GALVANIZED
5	STL STRUCTURE	BONDPLEX	SILVER PAINT
6	WOOD SLATS	-	IPE
7	STEEL	-	MILL FINISH
8	HOLLOW METAL DOORS	-	MATTE BLACK
9	PERFORATED METAL	VMZINC	ANTHRA-ZINC
10	CONCRETE	-	GRAY

MANUFACTURERS AND PRODUCTS ARE BASIS-OF-DESIGN SPECIFICATIONS  
FINAL SELECTION WILL BE MADE DURING THE BIDDING PHASE OF THE  
PROJECT.



## 2 SOUTH ELEVATION

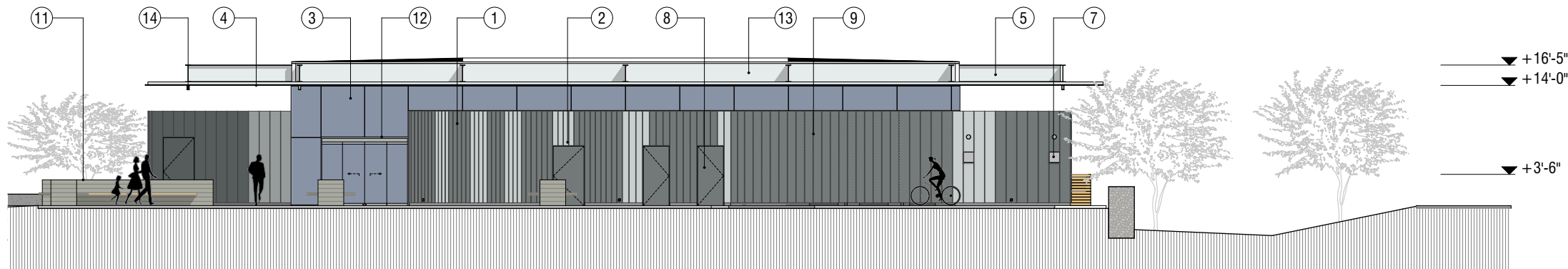
1/16" = 1'-0"

#### GENERAL NOTES

- HIGH ROOF DRAINS ONTO LOW ROOFS OR THROUGH PERFORATED METAL SOFFIT. DRAINAGE FROM LOW ROOF CONSISTS OF CONCEALED PRIMARY AND SECONDARY ROOF DRAINS. PRIMARY DRAINS CONNECT TO THE STORM DRAIN SYSTEM AND DISCHARGE INTO RETENTION AREAS. OVERFLOW ROOF DRAINS ARE INTERIOR AND DAYLIGHT WITH SCUPPERS IN EXTERIOR WALLS JUST ABOVE GRADE.
- NO EQUIPMENT SHALL BE LOCATED ON EITHER HIGH ROOF OR LOW ROOFS. ALL EQUIPMENT IS INTERIOR OR WITHIN EXTERIOR EQUIPMENT YARD SCREENED FROM VIEW.

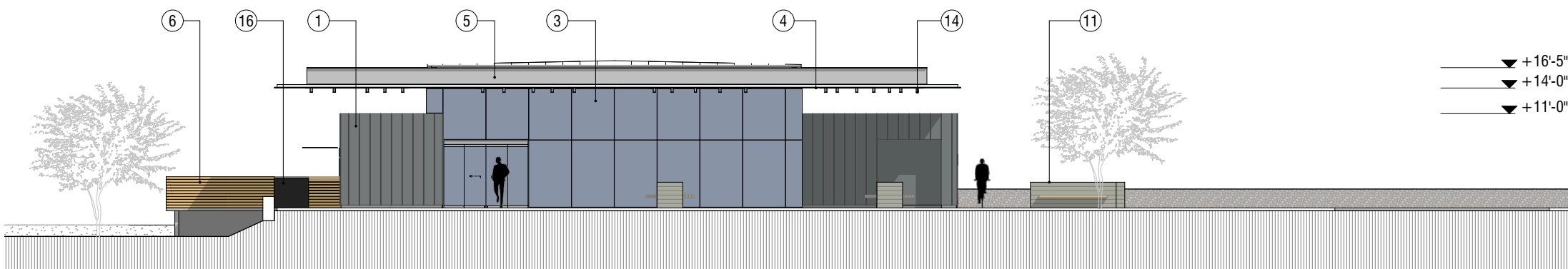
#### KEYED NOTES (X)

- STANDING SEAM METAL CLADDING, FIELD COLOR.
- STANDING SEAM METAL CLADDING, ACCENT COLOR.
- ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING AND STRUCTURAL SILICONE JOINTS. CLEAR ANODIZED FINISH.
- PERFORATED CORRUGATED METAL CLADDING IN GALVANIZED FINISH ATTACHED TO UNDERSIDE OF STRUCTURE
- EXPOSED STEEL STRUCTURE, SILVER PAINTED FINISH
- WOOD SLAT BENCH
- INSULATED GLAZING IN STEEL FLAT BAR WINDOW FRAME. STEEL TO HAVE CLEAR SEALED MILL FINISH.
- HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH STANDING SEAM CLADDING.
- MECHANICAL YARD GATES AND SCREENING: PERFORATED ZINC CLADDING ON STEEL FRAME. FIELD COLOR.
- EXPOSED CONCRETE STEM WALL WITH NATURAL GRAY AS-CAST FINISH.
- BOARD-FORMED CAST-IN-PLACE CONCRETE SITE WALL. NATURAL GRAY COLOR.
- AUTOMATIC SLIDING ENTRY DOORS
- SHEET STEEL CLADDING WITH GALVANIZED FINISH
- EXTERIOR LIGHT FIXTURES MOUNTED TO HIGH ROOF.
- LOCATION OF BUILDING-MOUNTED SIGNAGE
- STEEL PLANTER. CLEAR SEALED MILL FINISH.



## 3 WEST ELEVATION

1/16" = 1'-0"



## 4 NORTH ELEVATION

1/16" = 1'-0"

# AG

AIR GUITAR

1566 SOUTH HIGLEY ROAD  
GILBERT, ARIZONA 85234

16 JULY 2020

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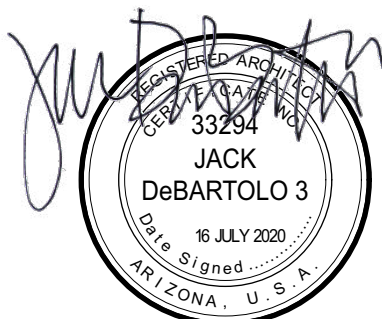
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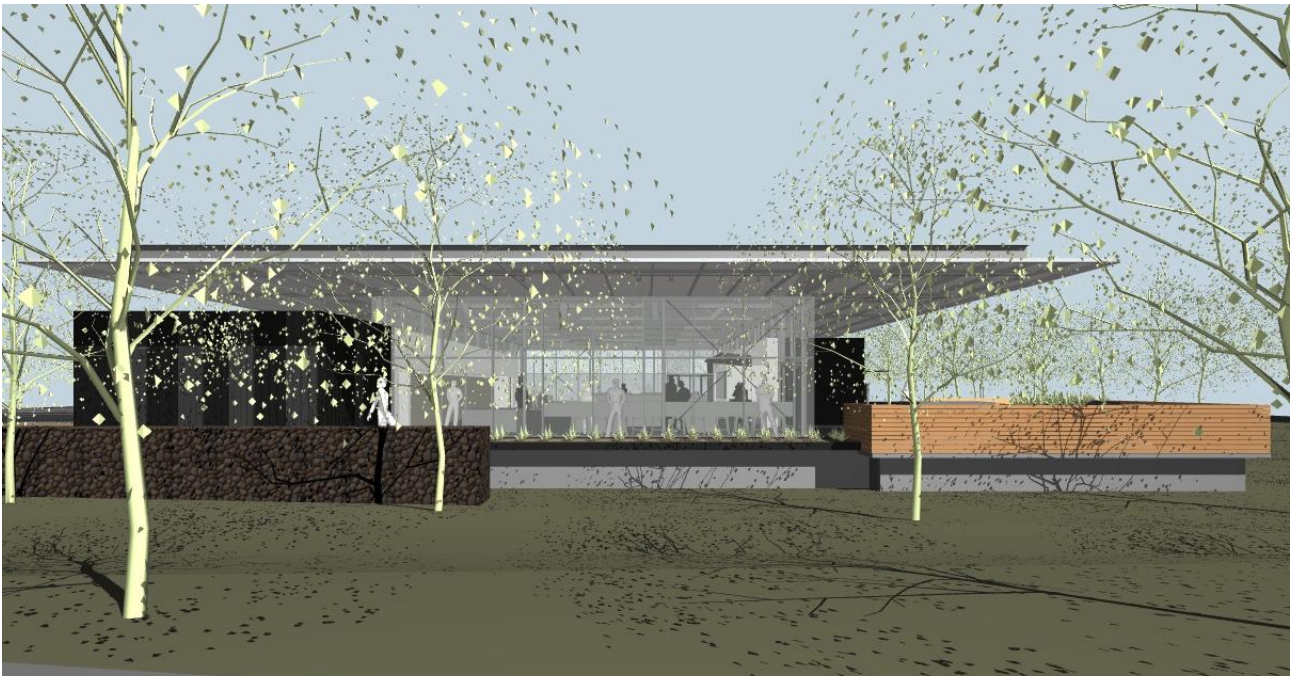
EXPIRES 31 MAR 2023

0 4' 8' 16' 32'  
SHEET SCALE: 1/16" = 1'-0"

PRELIMINARY ELEVATIONS

# DR1.4





**1** VIEW FROM RAY ROAD

NOT TO SCALE



**2** VIEW FROM HIGLEY ROAD

NOT TO SCALE



**3** NORTH ELEVATION

NOT TO SCALE



**4** NORTH ENTRY

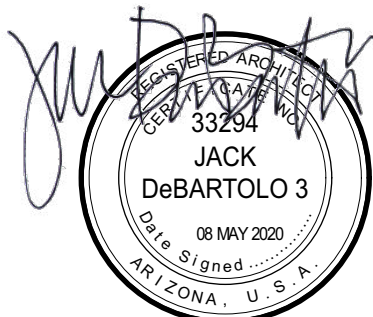
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CONCEPTUAL PERSPECTIVES

**DR1.5**



DR20-84 Air Guitar  
Attachment 8 - Colors and Materials



ID	MATERIAL	MANUFACTURER	COLOR/PRODUCT
1	STANDING SEAM METAL CLADDING - FIELD	VMZINC	ANTHRA-ZINC
2	STANDING SEAM METAL CLADDING - ACCENT	VMZINC	QUARTZ-ZINC
3A	ALUMINUM STOREFRONT FRAMING	ARCADIA	CLEAR ANODIZED
3B	CLEAR GLAZING	PPG	SOLARBAN 70XL
4	PERFORATED CORRUGATED METAL	WESTERN STATES	GALVANIZED
5	STEEL STRUCTURE	BONDPLEX	SILVER PAINT
6	WOOD SLATS	-	IPE
7	STEEL PLANTERS	-	MILL FINISH
8	HOLLOW METAL DOORS, FRAMES, HARDWARE	-	MATTE BLACK
9	PERFORATED METAL CLADDING	VMZINC	ANTHRA-ZINC
10	CONCRETE	-	NATURAL GRAY
11	GABIION BASKET	HILFIKER	PLAIN STEEL

MANUFACTURERS AND PRODUCTS ARE BASIS-OF-DESIGN SPECIFICATIONS. FINAL SELECTION WILL BE MADE DURING THE BIDDING PHASE OF THE PROJECT.

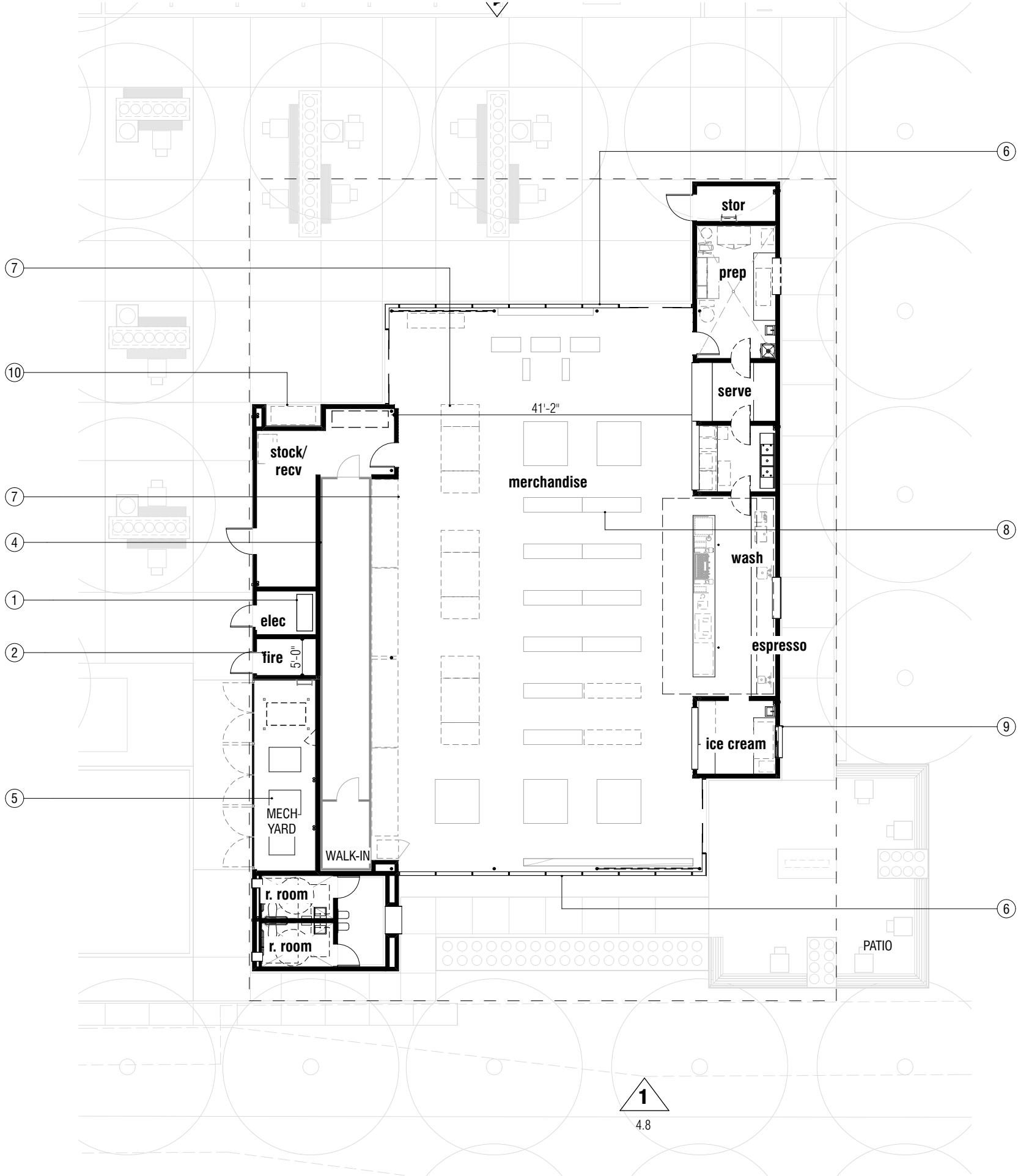
DR20-84 Air Guitar  
Attachment 9 - Floor Plans

GENERAL NOTES

BUILDING AREAS      8,960 SF UNDER ROOF  
5,300 SF CONDITIONED

KEYED NOTES (X)

- 1. LOCATION OF SES IN ENCLOSED ROOM. NO VISIBILITY FROM EXTERIOR.
- 2. DEDICATED FIRE RISER ROOM WITH FACP.
- 3. ROOF ACCESS LADDER AND HATCH
- 4. WALK-N COOLER AND FREEZER
- 5. MECHANICAL YARD HOUSING ALL EQUIPMENT. NO VISIBILITY FROM EXTERIOR.
- 6. FULL-HEIGHT GLASS STOREFRONT SYSTEM
- 7. OPEN-FACE COOLERS
- 8. MERCHANDISE DISPLAY
- 9. ICE CREAM SERVICE WINDOW
- 10. BAGGED ICE BIN



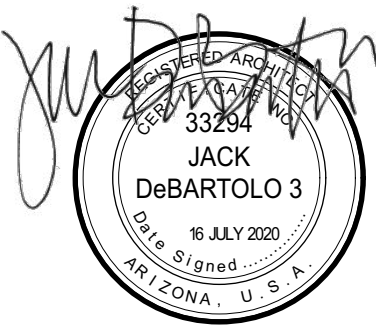
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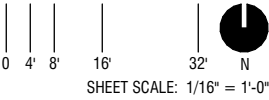
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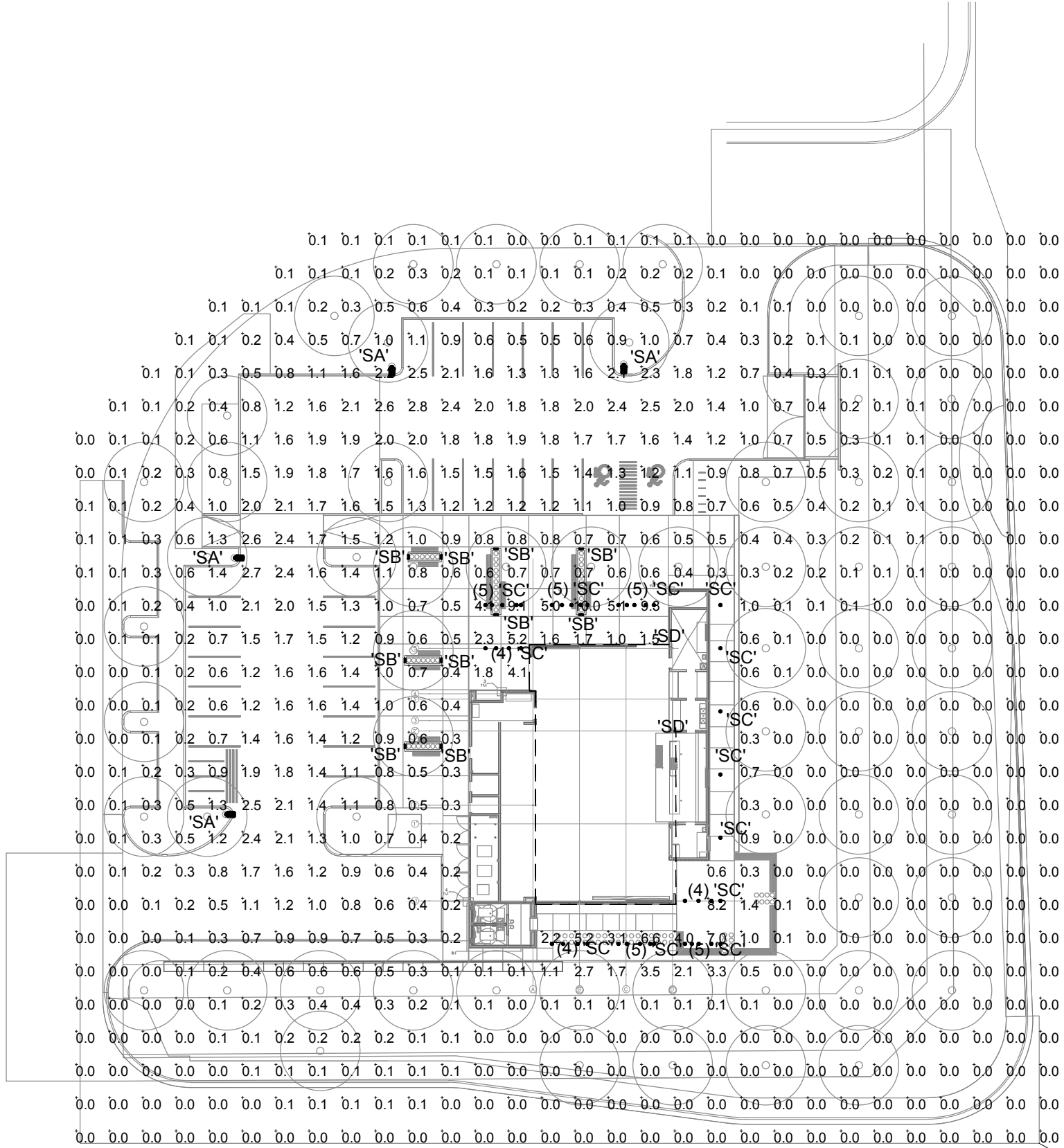
FLOOR PLAN

DR1.3

LIGHTING FIXTURE SCHEDULE							
TAG	MTG.	MANUFACTURER	CATALOG No.	VOLT	LAMPS		REMARKS
					No.	TYPE	
'SA'	POLE	LITHONIA	RSX2 LED P1 30K R3 MVOLT SPA EGS DDBXD	120	-	72W. LED	DARK BRONZE TYPE III FIXTURE ON SQUARE POLE AT 25' AFG.
'SB'	WALL	BEGA	22 794 +K3	24	-	2.7W. LED	WALKWAY LIGHT. COORDINATE COLOR AND MOUNTING HEIGHT WITH ARCH.
'SB1'	WALL	BEGA	19591	120/24	-	-	50W REMOTE DRIVER FOR 'SB' FIXTURES. COORDINATE LOCATION.
'SC'	SURF	HKLIGHTING	ZX16-GU10-Soi B GSS / SORAA SM16GA-07-60D-930-03	120	-	7.5W. LED	COORDINATE COLOR AND MOUNTING WITH ARCHITECT. MOUNT AT 12' AFG.
'SD'	SURF	KELVIX	PH30K-WR-24V / ULV192	120/24	-	3.2W/FT LED	TAPE LIGHT AT TOP OF SOFFIT.
LIGHTING FIXTURE SCHEDULE GENERAL NOTES:							
1. ALL BATTERY BACKED FLUORESCENT / L.E.D. BALLASTS TO BE RATED FOR MINIMUM 1100 LUMENS, UNLESS NOTED OTHERWISE.							
2. ALL FLUORESCENT, PL, AND L.E.D. LAMPS TO BE 35K, MINIMUM CRI OF 82, UNLESS NOTED OTHERWISE.							

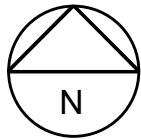
LIGHTING FIXTURE SCHEDULE KEYED NOTES:

1. PROVIDE ALL COMPONENTS FOR A COMPLETE SYSTEM.
2. MOUNT FIXTURE ON TOP OF NOTCH, FACING DOWN, AS FAR FROM THE WALL AS POSSIBLE. DO NOT CENTER IN NOTCH.
3. PROVIDE BLACK, SINGLE CIRCUIT, SURFACE MOUNTED TRACK. PROVIDE (60) FLOOD, (20) NARROW FLOOD, (20) SPOT, AND (20) WIDE FLOOD TRACK HEADS ((120) TOTAL TRACK HEADS). COORDINATE WITH ARCHITECT / OWNER.
4. MOUNT FIXTURE IN 45° EXTRUSION ON UPPER CORNER OF "COVE". COORDINATE MOUNTING WITH ARCHITECT.
5. COORDINATE MOUNTING, LOCATION, AND EXTRUSION WITH ARCHITECT.



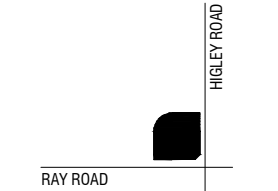
PHOTOMETRIC SITE PLAN

SCALE: 1" = 40'-0"



PHOTOMETRIC SITE PLAN

E1.0



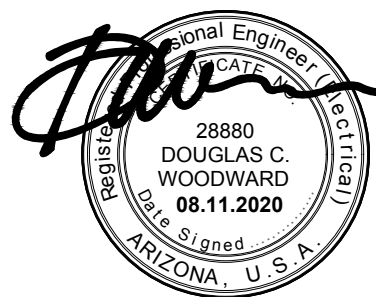
VICINITY MAP

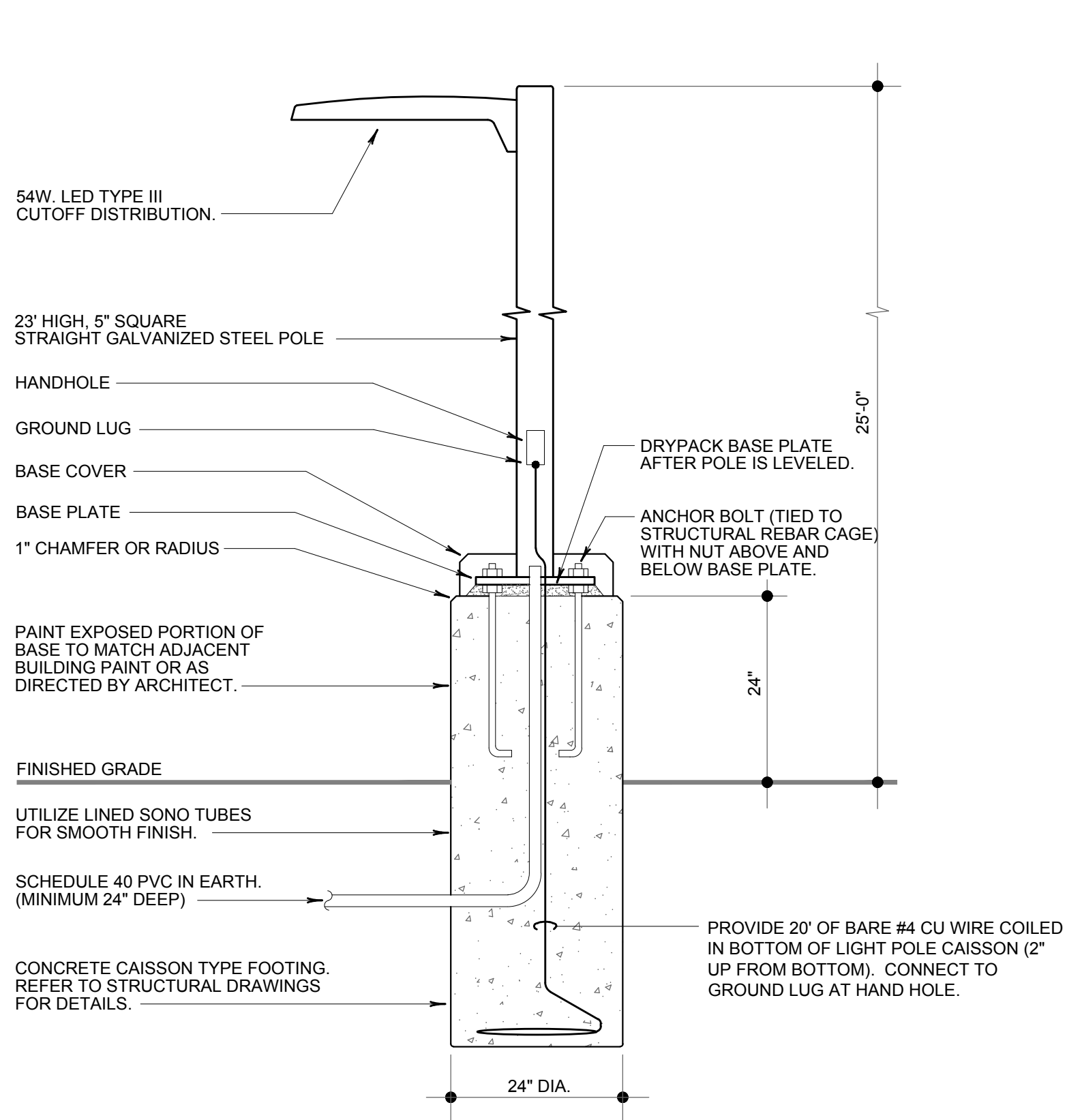
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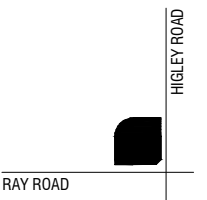
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## FIXTURE 'SA' MOUNTING DETAIL

NO SCALE



### VICINITY MAP



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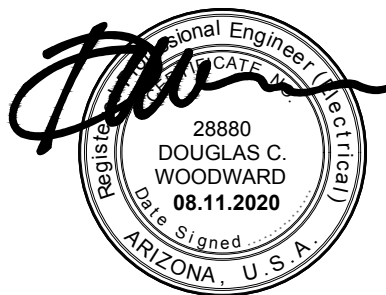
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POLE DETAIL

# E2.0





# RSX2 LED Area Luminaire



Catalog Number	
Notes	
Type	'SA'

Hit the Tab key or mouse over the page to see all interactive elements.

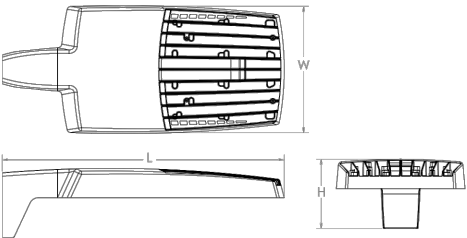
## Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This “no-drill” solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

## Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m² )
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight (max):	39.0 lbs (17.7 kg)



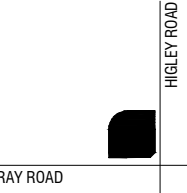
## Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) 2	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) 3	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	(use specific voltage for options as noted)	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	120 3 277 4	IS Adjustable slipfitter (fits 2-3/8" OD tenon) 5
	P5		R4S Type 4 Short	208 3 347 4	WBA Wall bracket 1
	P6		R5 Type 5 Wide 1	240 3 480 4	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short 1		AASP Adjustable tilt arm square pole mounting 5
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting 5
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket 5
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box 5

## Options

Shipped Installed		Shipped Installed		Finish	
HS	House-side shield 6	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)		DDBXD	Dark Bronze
PE	Photocontrol, button style 7,8	NLTAIR2	nLight AIR generation 2 12,14,15	DBLXD	Black
PEX	Photocontrol external threaded, adjustable 8,9	PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTIAIR2) 12,15,16	DNAXD	Natural Aluminum
PER7	Seven-wire twist-lock receptacle only (no controls) 8,10,11,12	*Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.		DWHXD	White
CE34	Conduit entry 3/4" NPT (Qty 2)			DDBTXD	Textured Dark Bronze
SF	Single fuse (120, 277, 347) 4			DBLBDX	Textured Black
DF	Double fuse (208, 240, 480) 4	Shipped Separately (requires some field assembly)		DNATXD	Textured Natural Aluminum
SPD20KV	20KV Surge pack (10KV standard)	EGS	External glare shield 5	DWHGXD	Textured White
FAO	Field adjustable output 8,12	EGFV	External glare full visor (360° around light aperture) 6		
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) 8,12	BS	Bird spikes 17		
DS	Dual switching 8,13				



## VICINITY MAP



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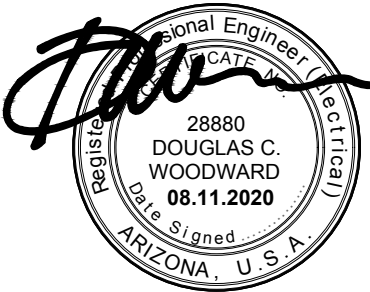
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Project Name

Fixture Type

'SC'

ZX16-GU10/ZX16-GU10-SOi

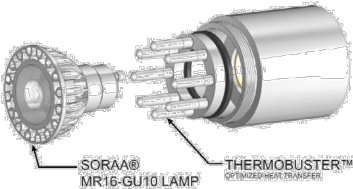
Area Accent . ZX16 Series



Product Features

- Area accent lighting for architectural and landscape application.
- ETL outdoor wet location listed. IP67 standard.
- Machined from solid billet 6061- T6 corrosion resistant aluminum.
- 240° vertical and 360° horizontal adjustment via unique swivel stem design.
- US patented integral SORAA® heat sink.
- 120V input with GU10 MR16 LED. No transformer needed.

**Integral SORAA® Heat Sink:** US patented Thermobuster™ provides extra heat dissipation that reduces the lamp junction temperature by 77°F(25°C). Enables even the highest wattage SORAA® lamps to be used in an enclosed fixture without sacrificing its performance or life expectancy.



Specification

**Materials:** Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

**Hood and Glare Shield:** 3 available hood options to suit any application. 3 optional glare shields (short, long, angled) to complement each hood choice. See page 2 for details.

**Light Source:** MR16 GU10 Halogen lamp or MR16 GU10 SORAA® LED lamp. Please refer to [SORAA MR16 GU10](#) for lamp selection.

**Voltage:** 120 or 230V AC.

**Wattage:** Max. 9W for SORAA MR16 lamp with Thermobuster. Max. 50W for halogen MR16 without Thermobuster.

**Lamp Base/Socket:** Porcelain GU10 twist - lock lamp base.

**Dimmability:** Phase. Please refer to website for SORAA® MR16 dimmer compatibility. [SORAA GU10 dimmer compatibility](#).

**Finish:** Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

**Optical Accessories:** Accepts up to 3 accessory pieces (hexcel louver, optical lenses, dichroic color filters, etc.). Secured in place with metal snap ring.

**Mounting Method:** Mounts using 1/2"-14 NPS male fitting compatible with all HK Lighting Group mounting devices.

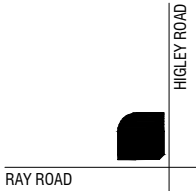
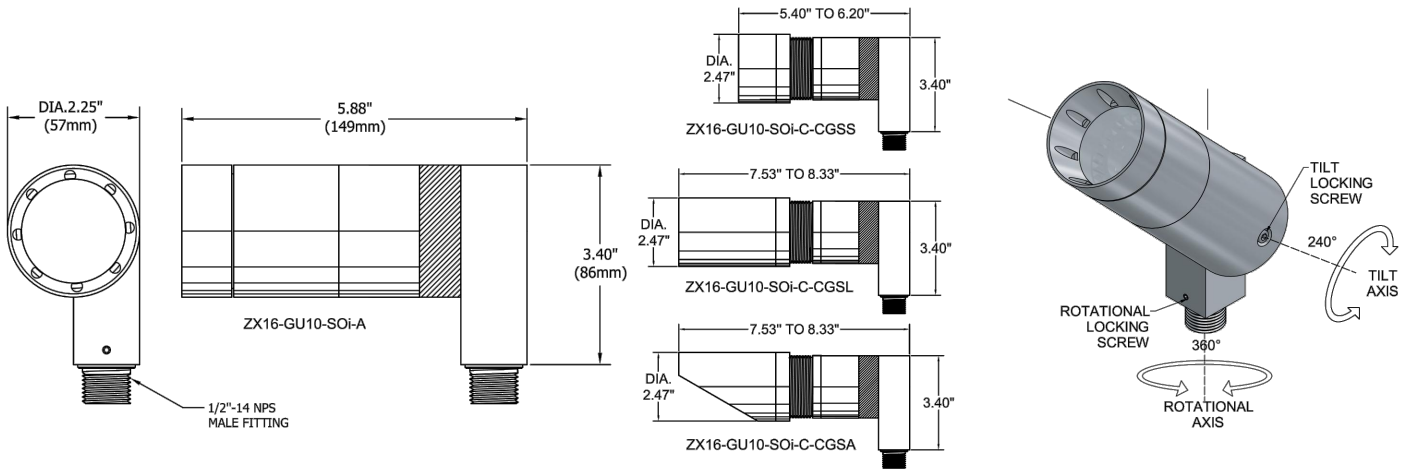
Ordering Guide

SERIES	MATERIAL	HOOD	OPTIONAL GLARE SHIELD	OPTIONAL LAMP	FINISH	OPTIONAL SELECT UP TO 3 OPTIC ACCESSORIES	OPTIONAL MOUNTING ACCESSORIES
ZX16-GU10 HALOGEN	BLANK NBR NSS CU	Aluminum(Standard) Natural Brass Natural Stainless Steel Natural Copper	A A-HOOD B B-HOOD C C-HOOD	GSL GSA GSS CGSL CGSA CGSS	0-NONE  XXXXX SORAA® LAMP CODE (5 DIGIT SORAA CAT. NO®)	Standard BK Black Powder Coat BZ Bronze Powder Coat WT White Powder Coat Premium ABK Anodized Black ACL Anodized Clear CC Custom Powder Coat	LVR Hexcel Louver OSL Overall Spread Lens LSL Linear Spread Lens SOL Solite Soft Focus DF Dichroic Filter
ZX16-GU10-SOI SORAA®							See page 2 for quick reference, or "Accessories" link for detailed specification.

\*SORAA® Lamp Selection : [SORAA MR16 GU10](#)

NOTE: Specification and dimensions subject to change without notice.

Product Drawings



VICINITY MAP



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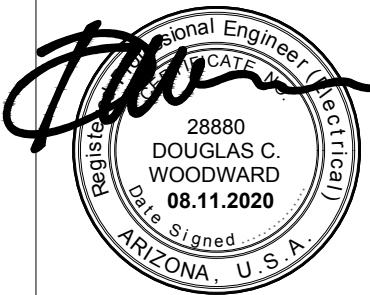
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FIXTURE CUT SHEET

E3.1

AIR GUITAR is a brand new market concept patterned after a high-end neighborhood market. Offering a unique assortment of high-quality food and beverage items, AIR GUITAR is focused on excellent and efficient service while also inviting patrons to stop and enjoy the fun atmosphere and architecture of discovery.

Situated at the hard corner of Ray Road and Higley Road, AIR GUITAR is the capstone of the Agritopia PAD. The site is envisioned as a building in a park in which the pavilion-like structure is surrounded by a landscape of trees and grasses. This landscape experience allows AIR GUITAR to be visually connected to the activity of the street while also providing an environment unlike any other neighborhood market. Shaded outdoor patio and seating areas invite patrons to enjoy the experience of a building within the landscape.

To achieve this goal, AIR GUITAR dedicates over 50% of the site to landscape, the majority of which fronts onto Higley and Ray Roads. This large landscape area significantly exceeds the setback and minimum landscape area requirements. Much of this area will be used to retain water both from the site and from Higley Road. The proposed retention area acts as a bio-swale that recharges the groundwater rather than store the rainwater unused in large underground tanks.

The expressive building form of AIR GUITAR is in keeping with and inspired by the original vision for the corner as described in the Agritopia PAD. This document allows for “wide discretion” with regards to the design of outlier buildings and cites precedents such as Merle’s Corona Del Mar and Tiny Naylor’s for guidance in design. These midcentury architectural icons were a response to the new automobile-centric era of the 1950’s whose extensive roofs allowed for expanded outdoor space, and their design expressed the cultural optimism of post-war American and the technology of the early Space Age.

Similarly, the design of AIR GUITAR responds to contemporary culture and expresses the technology of the twenty-first century. Desiring to be clean, efficient, and fun, the building is conceived as a day-lit pavilion with large expanses of glass. Like the examples above, the building blurs the line between indoor and outdoor space with an extensive roof that overhangs the building on all sides and provides ample shade on both the horizontal ground plane and the vertical glazing.

Likewise, the material selection at AIR GUITAR reflects both the design inspirations for the corner use and existing developments within the commercial district of Agritopia. Durable materials were intentionally selected to create an enduring building for this important corner of the town. The proposed standing seam metal cladding is a fitting interpretation of the metal cladding used on the architectural precedents cited in the Agritopia PAD. Corrugated metal cladding, used at AIR GUITAR as the plane of the high pavilion roof, has precedent in Agritopia at the nearby Barnone development where it is used as the singular building material. By using metal cladding as the primary building material, AIR GUITAR not only responds to both past inspiration and present development but also ensures a long lifespan for the building.

No fuel dispensing will occur at AIR GUITAR, and no tobacco products will be sold. On-site food and beverage service will consist of a coffee shop, ice cream station, pizza station, and pre-packaged foods. The only onsite cooking equipment other than a microwave will be a self-contained, countertop pizza oven.

~~Vice Chair Bloomfield noted after hearing the downtown Heritage District presentation and seeing the eye candy, this could be dressed up some being only a mile south of that area. It deserves to look a little more spiffy. He agreed with the staff analysis that more could be done.~~

Vice Chair Bloomfield turned the meeting back over to Chair Andersen.

**4. DR20-84 AIR GUITAR: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.37 acres, generally located at the northwest corner of Higley and Ray Roads, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.**

Principal Planner Ashlee MacDonald presented DR20-84 Air Guitar located at the northwest corner of Higley and Ray Roads. Last year we approved the Epicenter on the property surrounding this site and we are now looking at the immediate hard corner of that intersection. It is zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. The 1.37 acre parcel is the last piece of the Agritopia PAD. The applicant is seeking approval of a 5,300 SF neighborhood market. Staff is looking for feedback on the landscape and color palettes as well as general input.

The site is constrained by its small size. The minimum parking requirement of 21 spaces has been met with 32 spaces. The proposed building height is 16.5 feet. Epicenter comprises the surrounding site and the applicant has proposed an exposed aggregate concrete path leading from their building to the Epicenter project. There are two points of access into the site at Higley Road and Ray Road, both of which are being planned and developed by the Epicenter project as right in, right out. There are other opportunities for connection to this site on both of those roadways.

Staff has asked the applicant to provide greater diversity in their landscaping. Along the street frontages of both Higley and Ray Roads, they are proposing the red push pistache trees with deer grass accents, and internal to the site they will have tipu trees with aloe in patio planters. The applicant indicated they are looking for a monoculture design in their landscape palette. Ms. MacDonald will look to the Commission as to whether more diversity is needed in the landscape palette.

Materials consist of a lot of glass on the south and north elevations, some standing seam metal in two colors as well as perforated metal to add another texture. Wood slats are featured on the patio at the hard corner of the intersection to add diversity to the materials and elevations. Perspectives illustrate the large covering over the patio. Staff was concerned with the amount of dark metal which may appear even darker with the large canopies. The Epicenter project seen behind does utilize softer color palettes. Staff suggested lightening up the color palette.

**Commission Questions / Comments**

Commissioner Cavenee liked the monoculture landscape palette and felt how it is oriented on the site will create an interesting grove as the Red Push Pistache will be quite colorful. Those trees grow 30 to 40 feet and will hide the building from Higley Road somewhat until they reach maturity. As far as the color of the building, he would agree that they should bring in a little more of the Agritopia colors, especially if the trees will be either green or red. The dark blue material may not blend well. He liked the modernness of the building and the creative roofline. He was almost tempted to let them put together the color scheme that they like. With the grove of red trees, he would suggest more of the earthy feel might be appropriate.



Vice Chair Bloomfield noted this is Agritopia where they have a grove of orange trees and the monoculture look for this parcel seems to fit and lend itself well to the Agritopia theme. He liked the structure of the building and the materials. He was okay with how it looks as long as it meets the guidelines.

Commissioner Alibrandi noted this is the last corner to be developed. He really liked the grove look and felt it will tie this in and provide a nice break in a heavily trafficked area along the Higley corridor. Regarding the colors, he can go either way and felt it would be mostly masked by the trees. He was looking forward to how this transitions the corner to the Agritopia building behind it.

Commissioner Mackin echoed the previous comments. He had no problem with the monoculture landscape or the colors, and felt the building was exceptional and works well with the rest of Agritopia.

- 5. UP20-05 ALTA GILBERT AT COOLEY STATION: Request to approve a Conditional Use Permit for approx. 6.0 acres located south of the southwest corner of Recker and Williams Field Roads to allow residential units on the ground floor in the Gateway Village Center (GVC) zoning district with a Planned Area Development (PAD) overlay.**

**DR20-46, ALTA GILBERT AT COOLEY STATION: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 6.0 acres, generally located south of the southwest corner of Recker and Williams Field Roads, and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay.**

Planner Stephanie Bubenheim presented UP20-05 and DR20-46 Alta Gilbert at Cooley Station, located on the southwest corner of Recker and Williams Field Roads and part of the Village Center of Cooley Station. To the north is the Verde at Cooley Station commercial center that is currently under construction. Under the Development Plan for Verde at Cooley Station, this site was intended to be multi-family as part of the master site plan with the mixed-use to the north. Part of this project is a pedestrian corridor, much like the Paseo that Dan Hendersen presented earlier, that will lead from Williams Field Road down to the future transit center station. The Gateway Village zoning district requires a Conditional Use Permit (CUP) to allow residential on the ground floor. This site emphasizes the design of the first-floor units, how the buildings are oriented to create a mixed-use environment once it is built out as well as the high density of the area. The CUP needs to meet four findings of fact listed in Exhibit 2. Staff is requesting input from the Commission on the movement of the parapet height, the use of caps and cornices, the massing of the buildings, how the colors and materials are used to break up the building, the overall design, colors, materials, the architectural detail and enhancement of the first-floor units, and the side elevations of the Carriage units.

The private drive to the north is part of the Verde at Cooley Station site. This request is for a four-story L-shaped building with garage units internal to the site. The first-floor units external to the site will have patio access onto the pedestrian corridor as well as the Verde at Cooley Station commercial center to the north. The Carriage unit buildings will be three-stories, two buildings will be located near the pool area with one along Recker Road. It is designed to have the buildings oriented along the streets and pedestrian corridor with parking internal to the site. The proposed development is for 249 units at 37 DU/Acre on 6 acres of property. The colors and materials are similar and complementary to the Verde at Cooley Station color palette, including a red brick similar to the fuego red primarily along the first floor.

The north side of the building will be seen from the Verde at Cooley Station commercial center and the Carriage units and patio units will face Recker Road. We want to ensure that the ground-floor units are part of the streetscape and are emphasized in this area. Staff provided images of the brownstone-type stoops